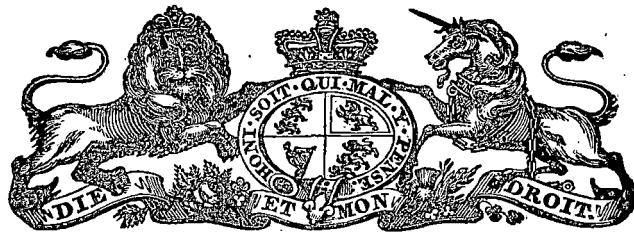


(No. 68.)



1876.

T A S M A N I A.

H O U S E O F A S S E M B L Y.

REAL PROPERTY ACT.

**REPORT OF THE RECORDER OF TITLES ON THE WORKING
OF THE ACT FROM JULY 1, 1875, TO JUNE 30, 1876.**

Laid upon the Table by the Attorney-General, and ordered by the House to be printed, October 3, 1876.



Lands' Titles Office, 28th September, 1876.

SIR,

IN compliance with your request I have the honor to furnish for the information of Parliament a Report upon the working of the Real Property Act, from the 1st July, 1875, to the 30th June, 1876, to which I have appended a detailed statement in a tabular form of the transactions carried out by the Department.

It will be seen that on the 30th June, 1876, the amount of land under the Act was 9911 acres of Town and Suburban, and 611,732 acres of Country Land, the aggregate value amounting to £1,207,599.

£69,970 worth of property has been brought under the operation of the Real Property Act in addition to that already under the Act, and there have been an increasing number of transactions in consequence.

210 transfers for carrying out the sale of lands, valued at £45,767, have been registered.

135 mortgages to the amount of £34,889 have been effected, and 101 mortgages to the extent of £16,882 have been paid off and discharged.

Registration fees have been received amounting to £872 18s., being an increase of £141 1s. on the previous year ; and in a financial point of view this must be considered as encouraging.

As land of the value of nearly a million and a quarter has now been brought under the Act, there have been a large number of important transactions during the past year, requiring increased labour on the part of the officers of the Department ; and in the Launceston office there is a necessity for some clerical assistance, as Mr. W. E. W. Gunn, without the help of a clerk, finds it very difficult to discharge his important duties.

The details of the work which I have thus had the honor to furnish must, I think, be deemed satisfactory ; and, with the present increased staff of officials, still more beneficial results will, I think, become apparent, and the public will then be better able to appreciate the advantages of the Real Property Act.

I have the honor to be,
Sir,

Your obedient Servant,

GEO. PATTEN ADAMS.

The Hon. the Attorney-General.

No. 1.

APPLICATIONS for Certificates of Title and Grants.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1862..... (last 6 months)	63	£ 35,919	444	2	17	6190	0	0
1863.....	226	137,094	670	3	8	20,825	3	15
1864.....	247	111,799	402	0	39	32,408	1	1
1865.....	235	88,003	392	2	3	25,949	2	30
1866.....	201	107,154	388	2	28	21,685	3	14
1867.....	190	69,278	307	0	35	14,147	0	35
1868.....	170	65,900	230	1	35	15,063	3	30
1869.....	106	24,946	156	0	7	5162	0	18
1870.....	110	26,559	338	3	13	5136	1	10
1871.....	109	69,576	172	2	28	12,919	0	8
1872.....	110	38,043	231	2	8	7594	0	29
1873.....	118	35,921	204	1	31	7688	3	18
1874.....	88	24,788	192	2	35	5428	1	26
1875.....	123	52,892	195	3	31	6937	1	20
1876..... (first 6 months)	49	17,331	27	2	29	2282	1	4
	2145	905,203	4356	1	27	189,416	1	18
						4356	1	27
			TOTAL.....			193,772	3	5

No. 2.

GRANTS Registered.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1862..... (last 6 months)	42	£ 1616	78	3	7	1445	0	9
1863.....	214	10,248	449	3	30	11,114	0	9
1864.....	154	11,833	227	2	26	14,859	1	34
1865.....	254	15,848	458	3	8	26,305	2	19
1866.....	298	14,652	342	2	33	25,474	1	6
1867.....	206	7475	201	0	21	13,810	3	2
1868.....	138	11,923	207	3	7	17,010	0	20
1869.....	146	17,788	154	2	7	24,013	0	0
1870.....	166	17,211	198	3	7	25,679	0	36
1871.....	194	29,168	95	3	3	47,690	2	34
1872.....	230	31,521	223	3	22	45,125	3	32
1873.....	471	40,447	1350	2	38	50,042	1	30
1874.....	567	44,435	788	0	9	56,607	3	16
1875.....	326	33,241	559	2	13	41,444	0	32
1876..... (first 6 months)	200	14,890	216	2	14	21,693	0	9
	3606	302,296	5554	3	5	422,315	3	8
						5554	3	5
			TOTAL.....			427,870	2	13

No. 3.

TRANSFERS.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1862 (last 6 months) ..	1	£ 60	1	0	25			
1863	29	4587	47	3	26	781	0	17
1864	47	16,162	88	2	8	3766	2	15
1865	79	24,269	116	0	21	5917	0	1
1866	57	17,692	100	1	10	4887	1	35
1867	99	19,590	166	0	16	4667	3	36
1868	111	21,485	204	1	24	13,186	2	36
1869	97	18,779	75	0	27	2712	1	11
1870	116	18,152	198	3	7	25,679	0	36
1871	155	23,659	176	2	10	7326	1	35
1872	145	27,507	156	2	39	36,308	0	0
1873	137	49,499	206	3	12	20,652	0	37
1874	170	42,677	184	3	16	24,427	3	5
1875	214	55,255	390	2	3	31,193	1	28
1876 (first 6 months) ..	107	25,066	152	3	21	8880	2	7
	1564	364,439	2266	3	25	190,386	3	19
						2266	3	25
			TOTAL.....			192,653	3	4

No. 4.

MORTGAGES Registered.

UNDER REAL PROPERTY ACT.							UNDER OLD SYSTEM.			
YEAR.	NO.	VALUE.	AREA.						NO.	VALUE.
			Town and Suburbs			Country.				
			A.	R.	P.	A.	R.	P.		
1862 (last 6 months) ..	7	£ 4522	30	2	21	1139	3	10	172	£ 78,798
1863	39	36,291	89	1	13	5780	1	9	234	218,214
1864	60	34,251	91	2	10	14,147	3	0	205	165,132
1865	88	39,297	122	1	19	17,138	1	20	186	126,280
1866	113	46,756	180	0	10	23,438	3	36	203	109,352
1867	86	37,942	187	0	7	22,178	1	18	222	122,198
1868	102	30,471	125	0	23	16,290	0	2	251	156,310
1869	101	35,412	117	1	39	17,364	1	1	269	145,690
1870	117	46,341	301	3	25	33,043	2	24	234	139,138
1871	139	41,487	124	1	28	18,681	3	26	254	129,336
1872	127	40,553	171	3	16	18,649	0	12	250	119,537
1873	117	53,880	126	2	0	18,894	0	6	250	175,531
1874	121	36,393	133	1	9	16,287	1	2	219	113,780
1875	127	31,263	275	1	17	21,682	2	25	273	242,574
1876 (first 6 months) ..	61	22,261	33	3	3½	17,583	1	7	161	109,745
	1405	537,120	2110	3	0	262,299	2	38	3383	2,151,615
						2110	3	0		
			TOTAL.....			264,410	1	38		

No. 5.
MORTGAGES.

DISCHARGED.					TRANSFERRED.									
Year.	No.	Value.	Area.			Year.	No.	Value.	Area.					
			Town & Suburbs.						Country.			Town & Suburbs.		
		£	A.	R.	P.	A.	R.	P.	A.	R.	P.	A.	R.	P.
1862....	—	—	—	—	—	1862....	—	—	—	—	—	—	—	—
last 6 mos.						last 6 mos.								
1863....	—	—	—	—	—	1863....	—	—	—	—	—	—	—	—
1864....	8	3050	40	1	17	0	2	0	1864....	1	154	0	0	37
1865....	15	6357	18	1	13	2578	0	15	1865....	2	330	0	1	9
1866....	23	13,681	6	1	1	7151	2	0	1866....	3	850	0	0	15
1867....	25	10,422	63	1	13	10,126	3	17	1867....	3	1143	0	2	6
1868....	39	9522	136	2	3	1521	0	36	1868....	9	8630	1	0	22
1869....	35	21,394	26	2	6	12,580	2	5	1869....	6	2347	0	3	13
1870....	49	20,116	112	0	31	6762	0	36	1870....	3	1242	2	0	34
1871....	60	21,359	117	3	17	5822	1	19	1871....	10	2989	55	1	6
1872....	50	18,906	24	1	34	4747	0	20	1872....	7	1405	14	0	4
1873....	82	32,618	73	0	31	12,246	3	24	1873....	5	3550	2	2	29
1874....	68	21,180	220	3	14	9081	1	32	1874....	5	15,695	—	—	—
1875....	83	19,415	269	2	34	6512	0	14	1875....	14	3687	1	3	1
1876....	54	14,514	25	3	2	11,398	0	15	1876....	5	1650	—	—	—
first 6 mos.									first 6 mos.					
	591	212,534	1135	1	16	90,528	3	33		73	43,672	79	0	16
						1135	1	16				28,717	1	12
						91,664	1	9				79	0	16
												28,796	1	28

No. 6.
LEASES.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1862 (last 6 months)	—	—	—	—	—	—	—	—
1863.....	1	1080	4	3	17	—	—	—
1864.....	7	559	0	3	31	125	0	0
1865.....	11	1280	37	0	24	5195	2	10
1866.....	4	124	12	2	0	656	2	0
1867.....	6	403	1	1	27	1305	2	7
1868.....	8	267	20	1	33	777	0	0
1869.....	4	128	0	3	15	209	0	0
1870.....	5	705	0	0	26	6926	1	35
1871.....	3	59	—	—	—	219	3	0
1872.....	2	162	8	1	4	—	—	—
1873.....	7	695	1	1	39	2658	0	9
1874.....	5	290	0	2	0	7898	2	0
1875.....	6	345	0	3	3	2523	0	0
1876 (first 6 months)....	1	246	—	—	—	243	0	0
	70	6343	89	1	19	28,737	1	21
						89	1	19
			TOTAL.....			28,826	3	0

No. 7.

APPLICATIONS on Death of Registered Proprietor.

YEAR.	NO.	VALUE.	AREA.						
			Town and Suburbs.			Country.			
			A.	R.	P.	A.	R.	P.	
1862 (last 6 months)	—	—		—			—		
1863	—	—		—			—		
1864	1	200	2	0	3				
1865	—	—		—			—		
1866	2	533	22	1	33				
1867	1	1175	0	0	20				
1868	3	1480	2	2	39	1350	0	0	
1869	4	1041	0	2	8	859	0	0	
1870	7	5140	4	1	18	1336	0	0	
1871	13	26,218	14	2	21	10,290	3	21	
1872	13	4584	38	0	30	4715	3	7	
1873	11	5154	46	3	19	857	0	37	
1874	10	4826	2	3	37	3587	2	22	
1875	21	6499	34	1	7	5756	2	10	
1876 (first 6 months)	9	31,959	83	2	17½	7164	1	7	
	95	88,809	252	3	12	35,917	1	24	
						252	3	12	
			TOTAL			36,170	0	36	

No. 8.

OTHER Transactions mentioned in the Statistics.

	1862. last 6 mos.	1863.	1864.	1865.	1866.	1867.	1868.	1869.	1870.	1871.	1872.	1873.	1874.	1875.	1876. first 6 mos.	TOTAL.
Mortgages partially discharged	—	—	—	—	—	—	—	9	1	—	3	1	4	1	—	19
Powers of Attorney	—	—	—	2	2	5	1	1	5	3	3	5	4	12	4	47
Surrenders of Lease	—	—	—	2	—	—	—	1	3	2	1	1	1	—	—	11
Transfers of Lease	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1
Transfers by Death or Bankruptcy	—	—	—	—	—	2	6	—	2	3	17	2	7	13	1	53
Foreclosure Orders	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1
Encumbrances	—	—	—	—	3	—	—	—	—	—	—	—	—	—	—	3
Order of Supreme Court	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1
Provisional Land Grant	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1
Writ of <i>Fi. Fa.</i>	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	1
Registration Abstract	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	1
Office Copy	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	1
Entry of Marriage of Proprietor	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1
Registration of Proprietor on Letters of Administration	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1